

025.0

0005

0016.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,253,900 / 1,253,900

ASSESSED:

1,253,900 / 1,253,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
131		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GALVIN SEAN /TRUSTEE	
Owner 2: 1020-1024 BEACON ST TRUST	
Owner 3:	

Street 1: 630 HIGH ST
Street 2:

Twn/City: MEDFORD
St/Prov: MA Cntry: Own Occ: N
Postal: 02155 Type:

PREVIOUS OWNER	
Owner 1: ONE THIRTY FIVE LLC -	
Owner 2: -	
Street 1: 180 MASS AVE 2ND FLOOR	
Twn/City: ARLINGTON	
St/Prov: MA Cntry:	
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .169 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1968, having primarily Brick Veneer Exterior and 4914 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	B2	NEIGH BUS	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7359	Sq. Ft.	Site			0	80.	0.87	1									512,616						512,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	7359.000	741,300		512,600	1,253,900		
							16850
							GIS Ref
							GIS Ref
							Insp Date
							08/21/18

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

1,253,900 / 1,253,900

USE VALUE:

1,253,900 / 1,253,900

ASSESSED:

1,253,900 / 1,253,900

Total Card / Total Parcel

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

1,253,900 / 1,253,900

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type:	20 - Apts 4-8			Full Bath:	6	Rating:	Average																				
Sty Ht:	2 - 2 Story			A Bath:		Rating:																					
(Liv) Units:	6	Total:	6	3/4 Bath:		Rating:																					
Foundation:	1 - Concrete			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:		Rating:																					
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>																							
Roof Cover:	1 - Asphalt Shgl			Kits:	6	Rating:	Average																				
Color:	BRICK			A Kits:		Rating:																					
View / Desir:				Frl:		Rating:																					
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																					
Grade:	B - Good (-)			<b>CONDOS INFORMATION</b>																							
Year Blt:	1968	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:	G4	Fact:	.	Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL:	8	Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL																
Prim Int Wal:	2 - Plaster	Functional:			%	Interior:		6	4	1	M																
Sec Int Wall:		Economic:			%	Additions:																					
Partition:	T - Typical	Special:			%	Kitchen:																					
Prim Floors:	4 - Carpet	Override:			%	Baths:																					
Sec Floors:		Total:		31	%	Plumbing:																					
Bsmnt Flr:	4 - Carpet					Electric:																					
Subfloor:						Heating:																					
Bsmnt Gar:						General:																					
Electric:	3 - Typical					<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>									
Insulation:	2 - Typical					Basic \$ / SQ:	140.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Int vs Ext:	S					Size Adj.:	0.97051281						FFL	First Floor	1,638	132.870	217,635	LLV	100	FLA	100	A					
Heat Fuel:	2 - Gas					Const Adj.:	0.97788203						LLV	Lower Level	1,638	104.630	171,388										
Heat Type:	1 - Forced H/Air					Adj \$ / SQ:	132.867						SFL	Second Floor	1,638	132.870	217,635										
# Heat Sys:	1					Other Features:	280000						OPP	Open Porch	28	43.030	1,205										
% Heated:		% AC:			Grade Factor:	1.21																					
Solar HW:	NO	Central Vac:	NO		NBHD Inf:	1.00000000																					
% Com Wal		% Sprinkled	0		NBHD Mod:																						
					LUC Factor:	1.00																					
					Adj Total:	1074315																					
					Depreciation:	333038																					
					Depreciated Total:	741277																					
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>PARCEL ID</b> 025.0-0005-0016.A				<b>IMAGE</b>									
<b>SPEC FEATURES/YARD ITEMS</b>												<b>AssessPro Patriot Properties, Inc</b>															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N												Total Yard Items:				Total Special Features:				Total:							